



PROJECT NAME NARRATIVE INFORMATION SHEET

1. Applicant Identification

Genesee County Land Bank Authority
452 S Saginaw St., Second Floor
Flint, Michigan 48502

2. Funding Requested

- a. **Grant Type:** Multipurpose
- b. **Federal Funds Requested:** \$800,000.00
- c. **Contamination:**
 - Petroleum: \$120,000 requested
 - Hazardous: \$680,000 requested

3. Location

City of Flint, Genesee County, Michigan
Identified priority sites are located within IRS-designated Opportunity Zones, or immediately adjacent.

4. Contacts

a. **Project Director:**

Ms. Christina Kelly, Dir. of Planning and Neighborhood Revitalization
Genesee County Land Bank Authority
452 South Saginaw Street, 2nd Floor, Flint, Michigan 48502
Ph: 810-257-3088 x. 527 Fax: 810-257-3090 Email: ckelly@thelandbank.org

b. **Highest Ranking Elected Official:**

Ms. Deborah Cherry, Genesee County Treasurer, Genesee County Land Bank Authority Chair
1101 Beach Street, Suite 144, Flint, Michigan 48502
Ph: 810-257-3054 Fax: 810-257-3885 Email: debcherry@co.genesee.mi.us

5. Population

- a. City of Flint Population: 97,620
- b. City of Flint is experiencing “persistent poverty”

6. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
At least 20% of the overall project budget will be spent on eligible site reuse or area-wide planning activities for priority brownfield site(s) within the target area.	9-11
Applicant's jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years as measured by 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	5
Applicant's project is located in an IRS-designated Opportunity Zone.	6

7. Letter from State or Tribal Environmental Authority

Please refer to Attachment A.

ATTACHMENT A

Letter from State Environmental Agency



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



LIESL EICHLER CLARK
DIRECTOR

January 17, 2019

Ms. Christina Kelly
Director of Planning and Neighborhood Revitalization
Genesee County Land Bank
452 South Saginaw Street, 2nd Floor
Flint, Michigan 48502

Dear Ms. Kelly:

SUBJECT: Michigan Department of Environmental Quality (MDEQ) Acknowledgment of a
United States Environmental Protection Agency (U.S. EPA) Brownfield Assessment
Grant Proposal for 2019

Thank you for your notice and request for a letter of acknowledgment for the Genesee County Land Bank's (GCLB) proposal to the U.S. EPA Brownfield Grant Program. The MDEQ, Remediation and Redevelopment Division (RRD), encourages and supports community-led assessment, risk mitigation, and redevelopment efforts. The RRD recognizes the need for multi-purpose assessment and cleanup funding in the Flint Innovation District. The RRD is supportive of your proposed project.

The GCLB is applying for a \$800,000 multi-purpose assessment and cleanup grant which would be used to conduct assessment and remediation activities at both hazardous substance and petroleum sites within Flint's Innovation District. As an economic development agent of a general-purpose unit of local government, the GCLB is an eligible grant applicant.

Should the U.S. EPA award a multi-purpose grant to the GCLB, it would facilitate redevelopment in this area of Flint, and further the economic development goals of the county. If you need further information or assistance regarding any of MDEQ's brownfield programs, please feel free to contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Remediation and Redevelopment Division
517-284-5153

cc: Mr. Matt Didier, U.S. EPA Region 5

ATTACHMENT B

Threshold Criteria Response

THRESHOLD CRITERIA

1. Applicant Eligibility

The Genesee County Land Bank Authority (GCLBA) is a Michigan local unit of government as described in 2 CFR 200.64, and is eligible to receive funding through the U. S. EPA Brownfield Assessment grant program.

2. Community Involvement

The stakeholders and partners listed in the grant application will play a key role in achieving the project benefits discussed. The basis for planning and decision making- the Imagine Flint Master Plan- engaged with over 5,000 individuals at 300 events in the planning process. The City will continue to actively involve the community through the Choice Neighborhoods Initiative where project partners meet bi-monthly with neighborhood groups

GCLBA will invite input through multiple partner meetings such as the Community Development Work Group, University Avenue Corridor Alliance, Flint River Corridor Alliance, and through GCLBA's Community Outreach Coordinator, who attends more than 150 meetings of neighborhood groups and community based organizations (CBOs) City-wide. Opportunities for input will be provided during regular public meetings of the GCLBA Board and Citizen's Advisory Council, the Flint City Council, and Downtown Development Authorities. The Flint/Genesee Chamber of Commerce and Flint Local Initiative Support Corporation will assist with outreach to local and national developers and realtors.

Beyond the key partners detailed in the application, GCLBA has strong relationships with several CBOs and non-profits working within the target area, including the Flint River Watershed Coalition, Flint Neighborhoods United, Neighborhood Engagement Hub, and Court-Street Village. In 2018, the partnerships with the Clean & Green Program engaged more than 1,100 residents, including 700 youth, and maintained over 3,700 vacant properties. These partnerships provide a meaningful network for communicating grant project progress and opportunities.

Upon notice of award, the GCLBA will issue a press release with a description of the grant and a request for input from the public. Grant information will be shared with minority businesses, community groups, the chambers of commerce, and the Spanish Speaking Information Center. All input will be considered and used to guide plans as appropriate and written and verbal responses will be provided in a timely manner. Records of grant activities will be available for public review at the GCLBA.

3. Target Area

The Multipurpose (MP) Grant will focus planning, assessment, and cleanup activities within the City of Flint's **Innovation District** – defined in the Imagine Flint Master Plan as the central area of the city stretching west to east between Ballenger Highway and Center Road and extending north to south between 5th Avenue and I-69. Half of the Innovation District and each of the identified priority sites fall within IRS-designated Opportunity Zones.

4. Affirmation of Brownfield Site Ownership

Though GCLBA owns many sites within the project area that meet EPA's requirements to receive funding under the Multipurpose Grant, several priority sites have been identified. For each of the priority sites listed below, Genesee County Land Bank affirms that it is the sole owner. The sites were acquired involuntarily through tax reversion on dates indicated below. The sites are not a) not listed (or proposed for listing) on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

817 N Stevenson St. 40-12-358-049: Genesee County Land Bank affirms that it is the sole owner of the site located at 817 N Stevenson St, Flint, Michigan, 48504. The site was acquired involuntarily through tax reversion on December 20, 2018. Some preliminary site assessment work (Hazardous Material Survey) has been conducted on site with EPA Hazardous Site Assessment Grant Funds.

902 N Stevenson St. 40-12-354-032: Genesee County Land Bank affirms that it is the sole owner of the site located at 902 N Stevenson St, Flint, Michigan, 48504. The site was acquired involuntarily through tax reversion on December 23, 2014. Site assessment work (Hazardous Material Survey, Phase I ESA, and Phase II ESA) has been conducted on site with EPA Petroleum Site Assessment Grant Funds.

1001 M L King Ave. 40-12-259-043: Genesee County Land Bank affirms that it is the sole owner of the site located at 1001 Martin Luther King Ave., Flint, Michigan, 48503. The site was acquired involuntarily through tax reversion on December 21, 2012. Some preliminary site assessment work (Hazardous Material Survey, Phase I ESA) has been conducted on site with EPA Hazardous Site Assessment Grant Funds. Phase I ESA identified historic use as a car repair shop. Additional funds may qualify under Hazardous or Petroleum funding.

1604 M L King Ave. 40-12-202-018: Genesee County Land Bank affirms that it is the sole owner of the site located at 1604 Martin Luther King Avenue, Flint, Michigan, 48504. The site was acquired involuntarily through tax reversion on December 21, 2012. No site assessment work has been completed to date, however it is anticipated that as a 6-bay auto repair shop, the site will qualify under eligibility requirements for EPA Petroleum funding.

5. Required Cost Share

The GCLBA will meet the required \$40,000 cost share through a combination of eligible direct funding and services. Cost share will be provided from one or more of the following sources: (a) Remaining **\$320,000** in FY 18/19 CDBG Grant Dollars or (b) **\$100,000** in Catalyst Grant funding from C.S. Mott Foundation. The GCLBA will ensure that the cost share meets the EPA definition of an eligible and allowable expense.

ATTACHMENT C

Project Narrative/ Ranking Criteria



Ranking Criteria for Cleanup Grant

1) **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

a) **Target Area and Brownfields**

i) Background and Description of Target Area

The City of Flint is the State's fourth most populated metropolitan area and is the county seat for Genesee County. Flint has been disproportionately affected by economic disinvestment culminating in unparalleled measures of social, economic, and environmental injustices. The "Vehicle City," once known as the birthplace of General Motors and the American auto industry, has become synonymous with urban decline and distress. Due to the decline in the auto industry, the Flint MSA is now home to more than 9,000 brownfield sites. Many of these sites are abandoned, blighted, and contaminated with *no known responsible party and insufficient resources to address blight and contamination*. The City's resources have been further strained by the water crisis, leaving even less funding to address the social, economic and environmental injustice created by abandoned and contaminated properties in neighborhoods and corridors occupied primarily by disadvantaged and sensitive populations.

In the face of these challenges, the City of Flint conducted a community-driven Master Planning process in 2013, which resulted in the approval of the City's first master plan in over 80 years. The target area for the Multipurpose Grant will focus planning, assessment, and cleanup activities within the **Innovation District (District)** defined in the Master Plan. These districts, as defined by the Brookings Institute, are "geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators. Districts are also physically compact, transit-accessible, and offer mixed-use housing, office, and retail."¹ The District encompasses the central area of the City stretching west to east between Ballenger Highway and Center Road and extending north to south between 5th Avenue and I-69. It includes Flint's Downtown and some of Flint's best and underutilized assets: the Flint River and Chevy Commons – a 67 acre brownfield site repurposed as community greenspace with support from the U.S. EPA. The target area also boasts many of Flint's most stable and vibrant neighborhoods, a concentration of institutions, the largest regional employers and two major medical centers. The area is home to University of Michigan-Flint, Kettering University, Mott Community College, business incubators, ten schools and Flint's College Cultural Campus. Flint's most heavily trafficked corridors run through the District, connecting people from throughout the region to the City core. The District is the ideal location to construct additional multifamily housing to fill the gap for this housing type identified in the Master Plan and subsequent housing market analyses.

¹ <https://www.brookings.edu/blog/metropolitan-revolution/2017/09/08/12-principles-guiding-innovation-districts-2/>

While the area holds great potential, several redevelopment challenges exist. Although more than 781 blighted structures have been demolished, 12% of the remaining ~3,600 residential structures are vacant and 12% are blighted. Of the 504 commercial structures remaining, 16.5% are vacant and 10% are blighted. Despite the benefits of location and proximity to some of Flint's strongest assets, the risks and costs associated with brownfields within the District deters development.

ii) Description of Priority Brownfield Sites

The Genesee County Land Bank (GCLBA) currently holds 1,500 tax foreclosed properties in the District; of which, 184 are unfunded demolitions and 88 are commercial brownfields. Priority sites for the Multipurpose Grant are described below. Additional sites with redevelopment potential will be identified with stakeholders for assessment and cleanup.

817 and 902 N Stevenson are blighted and contaminated commercial properties located a block apart and within 500 feet of schools, a doctor's office, and 1,000 feet of Hurley Medical Center. Through environmental site assessments, the former gas station and hair salon located at 902 N Stevenson *is known to be contaminated* with asbestos and petroleum. 817 N Stevenson, a blown-out and abandoned former apartment complex, is within view of the playgrounds of Durant-Tuuri-Mott Elementary and the newly built \$9 million EduCare Campus for early childhood development, Hurley Hospital and Mott Children's Health Center. 817 N Stevenson has been thoroughly scrapped and vandalized, damaging asbestos containing spray-on ceiling material, floor tiles, and friable glue pods that now sit open to the elements.

1604 and 1001 Martin Luther King (MLK) are abandoned and blighted properties along a main thoroughfare within the planned Choice Neighborhoods, Clark Commons Redevelopment project. 1604 MLK was a former car repair shop with six bays. A few blocks south, Phase I work was recently completed on 1001 MLK through an EPA Site Assessment Grant identifying the following RECs: former auto sales/auto repair shops and former laundromat. Adjacent properties have noted historical uses as gas stations, print shops and drycleaners.

b) **Revitalization of the Target Area**

i) Overall Plan for Revitalization

The Master Plan defines an "anchor development" strategy for the Innovation District and encourages the re-use of brownfields and vacant properties by maximizing cooperation between key institutions to increase residential density, shift institution procurement and employee spending to local businesses, and increase urban vitality. The revitalization strategy envisions a strong and economically diverse corridor promoting economic and social resiliency for community residents.

Institutional partners are currently implementing this strategy by investing more than \$888 million in revitalizing brownfields, eliminating blight, and stabilizing neighborhoods, in addition to creating incentives for workers to live in surrounding neighborhoods. Multipurpose Grant funding will support remediation and demolition of the former gas station at 902 N Stevenson, along with the two adjacent blighted and dangerous residential structures owned by the GCLBA. Mott Children's Health Center, adjacent to the property, has expressed interest in re-using this site to expand its campus and create an attractive medical center gateway. The GCLBA is working with the partners identified in Section 2.b.i to identify development partners to construct multifamily housing at 817 N Stevenson after remediation and demolition. Communities First,

Inc. a local non-profit developer and partner, has plans to build a multi-family, mixed income development on a nearby vacant property on University Ave. The GCLBA plans to work with its partners to support the revitalization of this vital neighborhood, employment hub, and gateway after demolition and remediation are complete.

Moving a mile northeast, once remediated, **1604 and 1001 Martin Luther King (MLK)** will be incorporated into Choice Neighborhoods, Clark Commons – a mixed-income, mixed-use \$65 million, 3 phase re-development project that involved extensive planning and public engagement supported by a \$30 million HUD Choice Neighborhood Implementation Grant. Beginning in 2019, through 2022, 230 mixed-income units will be developed; 37 apartment units, 137 single-family units, and 25 townhomes. The proposed remediation and demolition of the blighted, abandoned and tax-foreclosed former gas station located at **1604 MLK** and car repair shop/laundry at **1001 MLK** is key to the success of this re-development project. The re-use plan for 1604 MLK is to create an anchor for commercial activity at the northern gateway to the project, potentially using an Request For Proposals to attract developers. 1001 MLK sits directly across the street from the residential core of the project. The adjacent residential development cannot proceed until clean up and remediation of this site is complete. The long-term plan is to repurpose the site for single-family residential development. Immediately following remediation, the priority sites will be transformed into attractive and maintained greenspace.

ii) Outcomes and Benefits of Overall Plan for Revitalization

Remediation of the brownfield sites identified above plus assessment of additional key brownfields will **support recent and ongoing investments** within the District. This includes \$303 million in recent investments in Downtown development, \$370 million of investments in institutional campus expansion, \$11 million investment in public infrastructure, \$18 million in blight elimination, \$12 million in transforming the 67-acre Chevy Commons into a community greenspace, and \$17.5 million investments in the Flint River Restoration Project- transforming a 6-mile stretch of the Flint River and adjacent land into parkland through the heart of the City.

This grant will also **support new investments in redevelopment** within the District. Remediation of the priority brownfield sites on MLK within Choice Neighborhoods, Clark Commons development will support \$65 million in committed investment. This will help to leverage an additional \$59.7 million of committed investment in revitalization activities including: demolition of blighted structures, vacant lot reuse programming and beautification, improved transportation, playground improvements, development of a community center, and owner-occupied rehab by several partners such as Habitat for Humanity, Communities First, Inc., the United Way, the Neighborhood Engagement Hub, the GCLBA and others. Project partner, Flint Local Initiatives Support Corporation's 5-year strategic plan identifies more than \$100 million in resources available in the District through 2023, including \$17 million for homeowner repair and \$60 million in loans. Additional investments in the Innovation District include: \$300 thousand in Michigan Department of Health and Human Services Lead Safe Grant funding for lead remediation in Genesee County Land Bank-owned homes prior to sale; \$15 million by Phoenix investors to construct a warehouse facility on a former Delphi brownfield site; \$585 thousand in Michigan State Housing Development Authority and Michigan Land Bank Blight Elimination Grant funding focused on the remediation and demolition of 4 commercial sites in strategic nodes along District; \$635 thousand in FY15/16 and 16/17 allocations of CDBG funding; more than \$40 thousand in EPA Site Assessment funding; more than \$250 thousand in

private investments and grants; \$3.2 million to rehabilitate a former GCLBA-owned brownfield into the Fresh Flint Food Hub, creating 8 permanent jobs to date and many more temporary positions.

These investments will help to **eliminate exposure risks created by Brownfields, eliminate blight around neighborhoods, schools, and hospitals, increase safety, and strengthen market values creating more opportunities for residents and businesses to invest in property improvements.**

c) Strategy for Leveraging Resources

i) Resources Needed for Site Reuse

Multipurpose Grant funding will activate more than \$1.075 million in committed investment for remediation and revitalization of priority sites including: \$675 thousand in City of Flint FY 19/20 Community Development Block Grant funds for demolition/remediation; and \$400 thousand in C.S. Mott grants for blight elimination activities. C.S Mott has also committed \$130 thousand to the GCLBA for a Neighborhood Strategy Coordinator (NSC) to support revitalization around the EduCare campus and Stevenson St. priority sites. The NSC, funded from 2018-2020, works closely with the partners identified to leverage resources and coordinate neighborhood improvement efforts. GCLBA is currently applying for \$700 thousand in City-wide demolition grants from the City of Flint's CDBG allocation for FY 20/21. If awarded, a portion of that funding may also be used to cover some project costs on priority sites.

Multipurpose Grant funds will fill the cost gap on the four identified priority sites. Cost estimates for assessment, remediation, and greening of the priority sites alone is estimated at more than \$1.5 million, which exceeds currently available funding. Without Multipurpose Grant funding, the sites may not be remediated and available resources will be redirected to other projects with fewer brownfield barriers to re-use.

Multipurpose Grant funds will help to leverage new resources for brownfield redevelopment. As additional sites assessed under this grant are identified as eligible for funding through the Michigan Department of Environmental Quality (MDEQ) Refined Petroleum Fund and/or Part 201 Cleanup Fund, GCLBA will request assistance from the MDEQ to conduct additional cleanup activities. As sites are assessed, remediated and greened, GCLBA and partners will work to position sites for re-use using Requests For Proposals and marketing. Local partners including Habitat For Humanity, Communities First, Metro Housing, and LISC have expressed interest in developing or supporting development in the area. Additional partner organizations such as Genesee County Parks as well as those listed in section 2.b., will support reinvestment and redevelopment around their areas of focus. Section 1.b.ii includes details on recent investments and leveraged resources for redevelopment/blight elimination within the Innovation District.

ii) Use of Existing Infrastructure

This grant will facilitate the use of existing infrastructure around the priority sites and within the District where the City and others have made extensive investments in infrastructure including water line replacement, road improvements, trails, parks, bike lanes and a new Farmer's Market. The City of Flint and Kettering University have invested more than \$3.4 million in improvements to University Avenue to create bike lanes, adding planted islands to make it more attractive and slow traffic and improve walkability. This grant will also encourage use of the

newly developed Chevy Commons and connecting trails. In and around the Choice Neighborhoods project, the City has invested millions in infrastructure improvements including new water lines, roads, sidewalks, and bike lanes. Additional infrastructure improvements are planned and funded under the Choice Clark Commons project.

2) **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a) **Community Need**

i) The Community's Need for Funding

The City of Flint is experiencing “persistent poverty.” As the auto industry declined in Flint, income declined while the number of underserved and underrepresented populations surged. In 1960, Flint’s white residents accounted for 82% of the total population, while African Americans represented 18%. African Americans now account for 53.9% of the population. According to 2017 American Census Survey data, 40.2% of families (20.1% of children) in the District and 35.5% of families in the Flint, live below the poverty line. Furthermore, ~30% of the households in the City of Flint are headed by single women; 55% of which have children in the home (more than double the number of households with both parents present). **The District and City have unemployment rates historically higher than County, State and national averages.**

According to the US Bureau of Labor Statistics (BLS), Michigan has consistently ranked among the nation’s highest for unemployment for the past several years. Also, the Flint Metropolitan Statistical Area (MSA) was dead last compared to 113 similar metro areas in both employment and per capita income growth from 1995 to 2005.²

	Innovation District	Flint	Genesee Co	Michigan	National
Population:	21,478	97,620	410,881	9,925,568	321,004,407 ³
Unemployment Rate:	13.9%	22.2%	10.8%	7.4%	6.6% ⁴
Poverty Rate:	40.2%	41.2%	20.0%	15.6%	14.6% ⁵
Percent Minority:	50.9%	60.1%	25.1%	21.3%	27.0% ⁶
Per Capita Income:	\$19,821	\$15,622	\$25,180	\$28,938	\$31,777 ⁷
Other Vacant Housing:	25%	26.2%	13.1%	14.9%	12.2% ⁸
Median household Income:	\$31,416	\$24,679	\$45,231	\$52,668	\$57,652 ⁹
Population Change 2010-2018:	-7.6%	-9%	-1.9%	-0.3%	5.6% ⁵

Economic disinvestment, population decline, historically unchecked environmental contamination, and regional financial hardship have become a self-perpetuating cycle. Local governments struggle with significant funding reductions due to drastic cuts in state revenue sharing and declining local tax revenue. This cycle led Flint into State declared financial

² Upjohn Institute, 2007 Flint, Michigan Dashboard Indicators Report

³ Data are from the 2017 American Community Survey data profile and are available at American FactFinder at <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

⁴ Data are from the 2017 American Community Survey data profile and are available at <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

⁵ Data are from the 2017 American Community Survey data profile and are available on American FactFinder at <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

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⁹ Data are from the 2017 American Community Survey data profile and are available on American FactFinder at <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

emergencies in 2002 and 2011. Then, in January of 2015, it was discovered that City residents were being exposed to extremely dangerous levels of lead in the City's drinking water. Up to 12,000 children (3% of the City's children) have been exposed to concentrations of lead which could lead to health and developmental problems^[1]. These trends and cycles compound barriers to redevelopment in a weak market in a community with diminishing resources.

ii) Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The District's African American population is increasingly exposed to and affected by environmental threats. As the District's population has continued to decline since 2010, the percentage of the population represented by persons of color has increased. In a survey prepared by Market Opinion Research, "Survey of Attitudes and Opinions of Residents of Genesee County, Michigan," underserved and underrepresented populations identified pollution issues such as toxic waste disposal, water pollution, and air pollution as serious problems. As illustrated by the tragedy of Flint's Water Crisis, these issues remain serious problems.

The physical environment directly influences health and quality of life. With approximately 42.6% of Flint's African American population residing in the District, it can be inferred that African Americans are being disproportionately exposed to environmental, social, and economic injustices as most of these threats and history of heavy industrial manufacturing occurred within the City. The identification and assessment of brownfields in the District will assist with eliminating these impacts to human health and welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Racial disparities in infant mortality, birth weight, cancer and other disease rates in the District can be deduced from the positive relationship between the percentage of the population that African Americans represent at the City, County, and State levels and negative indicators. Genesee County ranked 75 out of 82 counties for "overall child well-being."¹⁰ The Michigan Department of Health and Human Services reports that all of the following measures are higher than the State average in Genesee County, and double-or nearly double- the State average in the City of Flint: births to mothers that are under 20 years of age, have less than 12 years of education, utilize WIC benefits during pregnancy, and have low birth weight.¹¹

(3) Economically Impoverished/Disproportionately Impacted Populations

Brownfields in the District are surrounded by neighborhoods that were once home to the vast labor force that supported the auto industry. From the table above, it is apparent that residents remaining in the District are experiencing unemployment and poverty rates which are *double and triple the national averages*, respectively. Nearly 38.9% of District residents are spending 50% or more of their monthly income on housing. ~44.4% of residents receive Supplemental Nutrition Assistance Program (SNAP) benefits.

Nearly half of the District, including 3 of the priority sites, is in an IRS-designated Opportunity Zone. The 4th site is across the street from the Zone. Brownfields compound the economic hardship experienced by District residents, posing threats of exposure to asbestos, metals, VOCs,

¹⁰ Kids Count In Michigan. (2016). CHILD & FAMILY WELL-BEING IN MICHIGAN, its counties and Detroit. Retrieved from https://mlpp.org/wp-content/uploads/2018/06/kc-11916-2016-kids-count-in-michigan_final_web.pdf

¹¹Michigan Department Community Health. (2017). Community Health Information: Natality 1989-2017. Retrieved from <http://www.mdch.state.mi.us/pha/osr/chi/births14/frameBxChar.html>

and PCBs. The District revitalization strategy envisions a strong and economically diverse corridor, promoting economic and social resiliency for community members.

b) Community Engagement

i) Community Involvement

Roles and contact info for each partner committed to redevelopment efforts in the District:

- **Flint Housing Commission & City of Flint** (Suzanne Wilcox; swilcox@cityofflint.com; 810-766-7426 x3011) are leading the Choice Neighborhoods, Clark Commons redevelopment project in partnership with Norstar Developers. The project leaders will work with partners on planning, site selection, acquisition, new development, blight elimination, beautification, and community outreach surrounding the new development and Multipurpose grant activities. The GCLBA and City staff will also continue to partner to demolish targeted blighted structures with Community Development Block Grant funding. A full time staff member at the City will be dedicated to planning, coordination and implementation of the Choice project. They will be also be involved in project planning through Community Development Working Group (CD Work Group) monthly meetings.
- **C.S. Mott Foundation** (Brian Larkin; blarkin@mott.org; 810-766-1726) is a \$3 billion private foundation investing more than \$40 million in Flint and Genesee County annually, with a significant portion of grant funding supporting economic revitalization and returning brownfields to reuse. Mott provides staff support and leadership of the CD Work Group to support revitalization in the area around the EduCare Campus including 817 & 902 N Stevenson.
- **Kettering University (KU)** (Tom Wyatt; twyatt@kettering.edu; 810-762-9882)
As a nationally ranked university in experimental Science, Technology, Engineering, and Mathematics (STEM), KU is a key institutional stakeholder within the District with investments totaling more than \$23.7 million in revitalization work since 2008. Key contributions include: the demolition of 50 blighted properties, \$8 million in grants and donations, leading the UACC (described below), 3,000 hours of student volunteer service projects, and the renovation of the historic Atwood Stadium for communal usage. KU is an active member in the CD Work Group and will continue to play a key role in redevelopment efforts of the District and reuse planning of Stevenson St. and surrounding sites.
- **University Avenue Corridor Coalition (UACC)** (Tom Wyatt; twyatt@kettering.edu; 810-762-9882) Founded by KU in 2012 and comprised of 80 member organizations, UACC's mission is to make the University Avenue corridor an attractive and crime-free community conducive to sustainable development by addressing quality of life issues. Through collaboration with residents and institutional stakeholders, UACC has helped to steer more than \$50 million in investments into the District since 2013. UACC will provide input into planning and site selection during monthly meetings and will be leveraged for technical expertise and community engagement.
- **Genesee County Habitat for Humanity (GCHF)** (Margaret Kato; mkato@geneseehabitat.org; 810-766-9089 x204) supports homeowner rehab in the District focusing investments in the area surrounding 817 and 902 N Stevenson. GCHF has invested \$102 thousand to improve 7 homes in the area and is developing the first work/live mixed-use building in the District to be used as a model development for the area moving forward. GCHF will be directly involved in project planning through the CD Work Group.
- **Communities First, Inc.** (Glenn Wilson, gwilson@communitiesfirstinc.org, 810-422-5358) Builds healthy, vibrant communities through economic development, affordable housing and innovative programming. Projects include a \$16.5 million multifamily housing

project near McClaren Medical Center and a proposed project in Carriage town blocks from the Stevenson target properties. They will be involved in the project through the CD Work Group.

- **Metro Community Development Corporation (Metro)** (Emily Doerr; edoerr@metroflint.org; 810-767-4622 x460) Provides redevelopment financing to support redevelopment projects in the District: Neighborhood Impact Program (NIP) provides up to \$7,500 for qualifying households; and, Accessibility Modification Program (AMP) allocates federal grant funds to homes in need of ADA modifications and repairs. They will be involved in project planning through their participation in the CD Work Group.
- **Flint/Genesee Chamber of Commerce (FGCC)** (Kristina Johnston; kjohnston@FlintandGenesee.org; 810-600-1404) Leads Innovation District redevelopment efforts through partnership with stakeholders to pursue resources and promote public and private-sector investment and business expansion/relocation.
- **Flint Local Initiatives Support Corporation (LISC)** (Juan Zuniga; jzuniga@lisc.org; 810-410-3012) Dedicated to helping residents transform distressed neighborhoods into healthy and sustainable communities, LISC has made more than \$100 million in grant and loan funding available for redevelopment in Flint, including \$17 million in grants for housing renovation. Neighborhoods within the District are defined as focus areas. They participate in the CD Work Group and will provide planning, technical assistance to support redevelopment of the target sites.
- **Corridor Alliance Chapter of the Flint River Watershed** (Rebecca Fedewa; rfedewa@flintriver.org; 810-767-6490) Community based group of government, non-profit, institutional (Hurley Hospital, KU, University of Michigan-Flint, Gen. Co. Parks) and private sector stakeholders organized to support projects in the Flint River Corridor that revitalize the river as a community asset. They were active in planning for Chevy Commons and will continue to be involved in planning and site selection to support revitalization within the district during regular meetings.

ii) Incorporating Community Input

GCLBA will inform and involve the community and stakeholders through ongoing outreach and engagement efforts. Input and engagement will continue through the Choice Neighborhoods Initiative where project partners meet bi-monthly with neighborhood groups. GCLBA will invite input through partner meetings as described above in 2.b.i. and through the GCLBA's Community Outreach Coordinator, who attends more than 150 meetings of neighborhood groups and community based organizations (CBOs). Opportunities for input will be provided during regular public meetings of the GCLBA Board and Citizen's Advisory Council, the Flint City Council, and Downtown Development Authorities. The FGCC and LISC will assist with outreach to local and national developers and realtors. All input will be considered and used to guide plans as appropriate and written and verbal responses will be provided in a timely manner.

Upon notice of award, the GCLBA will issue a press release with a description of the grant and a request for input from the public. Grant information will be shared with minority businesses, community groups, the chambers of commerce, and the Spanish Speaking Information Center. Records of grant activities will be available for public review at the GCLBA.

3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a) Description of Tasks and Activities

i) Project Implementation

Task 1- Site Assessment/ Cleanup Planning: Working with a Qualified Environmental Professional (QEP) that will be procured under Task 4, this task includes reviewing and prioritizing additional sites for assessment within the District, conducting site assessments, and preparing work plans for cleanup activities and implementation of institutional controls. This includes bid solicitation, review and contractor selection. Cost estimates are based on the following: 30 hrs. each for Petroleum and Hazardous funds for GCLBA staff at \$65/hr.; 40 hrs. each for QEP staff at \$100/hr.; 2 Phase I ESAs each at \$2,500/ea.; and 2 Phase 2 ESAs each at \$20,000/ea.

Task 2- Site Cleanup: The majority of Grant funding (more than 80%) will be dedicated to Cleanup activities to prepare sites for reuse. As the need for cleanup funding exceeds the availability of Grant funding, GCLBA will commit to fund cleanup activities beyond those available through EPA and those discussed in Section 3.a.iii. Activities funded through this task include implementation of the cleanup activities such as asbestos abatement, UST/hoist removal, and soil management by an environmental contractor. Cleanup activities will be completed in accordance with NREPA Part 201, OSHA and NESHAP, and the National Contingency Plan requirements and be overseen by the QEP.

Hazardous Cleanup cost estimates are based on the following assumptions: 30 hrs. for GCLBA staff at \$65/hr.; 92.5hrs. QEP staff @ \$100/hr. for oversight; and \$600,000 toward cleanup- with an estimated \$544,000 addressing asbestos contaminated material at 817 N Stevenson St.

GCLBA estimates cost share and leveraging under Hazardous Cleanup activities of approximately \$703,000 toward site remediation and demolition of 817 N Stevenson St. and 1001 Martin Luther King Ave. Based on 5% of funding requested under Hazardous funds, GCLBA anticipates allocating \$34,000 of the required \$40,000 cost share to these projects.

Petroleum Cleanup cost estimates are based on the following assumptions: 30 hrs. for GCLBA staff at \$65/hr.; 50 hrs. consultant for oversight @ \$100/hr.; \$44,250 toward cleanup of sites contaminated with petroleum- for removal of hoists, USTs, contaminated soils, etc. as necessary. GCLBA estimates cost share and leveraging under Petroleum Cleanup activities of approximately \$174,000 toward site remediation to include demolition of 1604 Martin Luther King Ave. and 902 N Stevenson St. Based on 5% of funding requested under Petroleum funds, GCLBA anticipates allocating \$6,000 of the required \$40,000 cost share to these projects.

Task 3- Re-use Planning: GCLBA intends to fund Re-use Planning activities through leveraged funds and cost share. GCLBA's Neighborhood Strategy Coordinator and KU's full time planner will play key roles in re-use planning for the area around the Stevenson St. priority sites. The City has completed a HUD Choice Neighborhoods Transformation Plan, received \$30 million from HUD for implementation of the \$65 million (plus \$59 million in leveraged resources from partners) project including Clark Commons, and will hire a full time planner/project manager to support implementation. They will also support community input and involvement, blight elimination and coordination with partners to implement activities around the assessment, remediation and re-use of 1001 and 1604 MLK, and other brownfield sites assessed within the District. Section 1.b.ii includes details on funds leveraged and 2.b.i provides details on project partners and roles in Re-use Planning.

Task 4- Programmatic Activities: Activities funded under this task will include community engagement and coordination, preparation of meeting materials, public notices, attendance of meetings, and performance of required program activities such as QEP contractor procurement, financial reporting, and grant reporting, including ACRES. Cost estimates are based on the assumption of 90 hrs. each for Petroleum and Hazardous funds for GCLBA staff at \$65/hr. and 120 hrs. each or QEP staff at \$100/hr.

ii) Task/Activity Lead

GCLBA will lead implementation and initiate and direct activities under each task and lead prioritization, community involvement, and programmatic oversight and reporting activities. QEP will be tasked with completing environmental assessment, cleanup planning and remediation in coordination with Michigan Department of Environmental Quality and EPA. QEP will further assist GCLBA as necessary with community involvement and EPA reporting.

iii) Cost Share

The GCLBA will meet the required \$40,000 cost share through a combination of eligible direct funding and services. Cost share will be provided from one or more of the following sources: (a) Remaining **\$320,000** in FY 18/19 CDBG Grant Dollars or (b) **\$100,000** in Catalyst Grant funding from C.S. Mott Foundation. The GCLBA will ensure that the cost share meets the EPA definition of an eligible and allowable expense.

b) Cost Estimates and Outputs

i) Cost Estimates

Please refer to section 3.a.i for a detailed discussion of cost estimates represented in the Petroleum and Hazardous Budget tables below by funding and task.

ii) Outputs

Outputs for the grant are anticipated to be as follows: 4 Phase I ESAs (2 Petroleum/2 Hazardous); 4 Phase II ESAs (2 Petroleum/ 2 Hazardous); a minimum of 4 sites remediated and greened (an estimated 2.4 acres), prepared for redevelopment (2 Petroleum/2 Hazardous). Assessment funds beyond those committed to priority sites will assist in identification of and planning for cleanup and repurposing of additional strategically located sites within the District.

Budget Categories (programmatic costs only)	PETROLEUM BUDGET- \$120,000 EPA REQUEST				Total
	Task # 1 Site Assessment/ Cleanup Planning	Task # 2 Site Cleanup	Task # 3 Reuse/ Redevelopment	Task # 4 Programmatic Activities	
Personnel	\$1,200	\$1,200	0	\$3,600	\$6,000
Fringe Benefits	\$750	\$750	0	\$2,250	\$3,750
Contractual	\$49,000	\$55,250	0	\$12,000	\$116,250
Total Direct Costs	\$50,950	\$57,200	\$0	\$17,850	\$126,050
Indirect Costs					
Total Federal Funding	\$50,950	\$51,200	\$0	\$17,850	\$120,000
Cost Share		\$6,000			\$6,000
Total Budget	\$50,950	\$57,200	\$0	\$17,850	\$126,000

Budget Categories (programmatic costs)	HAZARDOUS BUDGET- \$680,000 EPA REQUEST				Total
	Task # 1 Site Assessment/ Cleanup Planning	Task # 2 Site Cleanup	Task # 3 Reuse/ Redevelopment	Task # 4 Programmatic Activities	
Personnel	\$1,200	\$1,200		\$3,600	\$6,000
Fringe Benefits	\$750	\$750		\$2,250	\$3,750
Contractual	\$49,000	\$643,250	0	\$12,000	\$704,250
Total Direct Costs	\$50,950	\$645,2000	\$0	\$17,850	\$714,000
Indirect Costs					
Total Federal Funding	\$50,950	\$611,200	\$0	\$17,850	\$680,000
Cost Share		\$34,000			\$34,000
Total Budget	\$50,950	\$645,200	\$0	\$17,850	\$714,000

c) Measuring Environmental Results

The eventual environmental outcomes are anticipated to include: the assessment of several project area brownfields; cleanup of brownfields identified; and decrease of soil and groundwater contamination. The following metrics will be used to track the achievement of these outcomes: total area of land assessed; total area of land remediated; total number of parcels redeveloped; reduction of concentrations of contaminants.

The environmental improvements will spur economic and social outcomes and outputs including: investment by private developers; increase of property values and local tax revenues; improved diversity of housing options; reduction of blighted and/or vacant buildings; creation of jobs; improved public infrastructure; improved access to outdoor recreation; increased local participation in the remediation and redevelopment process by residents, business owners, interest groups and cultural groups; increased awareness of social and environmental justice concerns; increased transparency between local government and the community; development of new partnerships, and strengthening of existing public/private partnerships.

4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a) Programmatic Capability

i) Organizational Structure and Experience

GCLBA has a strong track record of success in leveraging resources and extensive experience working with partners to position brownfields for reuse. Since 2004, GCLBA has secured and managed more than \$105 million in grants and loans including \$5.77 million in EPA funding and \$67.5 million in Hardest Hit Funds. The Director of Planning and Revitalization, Christina Kelly, and Grants Manager, Faith Finholm, will lead Grant implementation. Ms. Finholm graduated from the University of Michigan- Flint with a MS in Non-profit Administration. Since 2013, Ms. Finholm has overseen and assisted in the expenditure of more than \$66 million in demolition, site assessment, and cleanup grants and built strong relationships with area regulators. Ms. Kelly has worked since 2003 as the Director of Planning and Neighborhood Revitalization. She has an MS in Environmental Policy and a Masters in Urban Planning from University of Michigan and speaks fluent Spanish. Moses Timlim, the Neighborhood Strategy Coordinator, will serve as the project planner. Ms. Michele Wildman, Executive Director of the GCLBA, will oversee grant implementation and will assign or recruit qualified staff personnel should the need occur. The

GCLBA employs a full time accountant with over 20-years of experience and has accounting practices consistent with federal grant performance requirements.

ii) Acquiring Additional Resources

GCLBA's extensive procurement experience combined with strong procurement policies and procedures, an existing Request For Proposals/Qualifications package, a bidding website, and a list of qualified environmental/abatement/demolition contractors will ensure efficient procurement. Procurement will comply with the requirements of 2 CFR 200.317 through 200.326. Additional resources are available as necessary through EPA Region 5 TAB provider and Michigan Department of Environmental Quality should technical support be needed.

b) Past Performance and Accomplishments

Funding Source	Award	Expended	Activities Funded	Status
2015 EPA Cleanup	\$200,000	\$200,000	Demolition/Cleanup Former Ramada Inn	Closed out
2017 EPA Cleanup	\$252,000	\$240,000	Demolition/Cleanup N.Flint Food Market	Closed Out
2017 EPA Site Assessment	\$300,000	\$10,300	Assessments brownfields in Flint	In Progress; All Reporting to date

i) Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

With the EPA's support, the GCLBA and partners have constructed 57 acres of a landscaped cap at Chevy Commons. The remaining 10 acres will be capped in 2019 completing the transformation of the river-front brownfield into a regional park. With EPA funds, the GCLBA inventoried 4,000 brownfields, completed 70 environmental site assessments and cleanup plans, and hosted at least eight brownfield-specific public outreach forums, all of which have, in turn, resulted in the investment of over \$70 million and the creation of at least 500 jobs across the County. All assessment projects, outputs, and outcomes are accurately reflected in ACRES. The three most recent and current EPA brownfields grants are listed here.

Successful projects include the redevelopment of the Durant Hotel, Berridge Place Hotel, and the Land Bank Center in downtown Flint. The GCLBA's development projects have included partnerships on multifamily housing projects and several mixed use developments including the redevelopment of the 700,000 sq. ft. former GM Fisher Body Plant into a \$12 million medical complex. More than 550 people now work at the site with plans to employ as many as 5,000.

(2) Compliance with Grant Requirements

The GCLBA successfully implemented and fully expended all funds under the EPA 2005, 2006, and 2008 Hazardous/Petroleum Substance Site Assessment Grants, 2006 Cleanup Grant, 2015 Clean-up Grant, and an additional \$1.9 million in site-specific cleanup CERCLA funding in alignment with work plans. All reports were submitted as required and benefits entered into ACRES or submitted via property profile sheets. The open 2017 Assessment Grant is current on reporting and on track to be expended by the September 30, 2020 deadline.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Genesee County Land Bank Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0038051050000

d. Address:

* Street1:

452 S Saginaw St

Street2:

* City:

Flint

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

48502-4254

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Faith

Middle Name:

* Last Name:

Finholm

Suffix:

Title:

Grants Manager

Organizational Affiliation:

* Telephone Number:

810-257-3088 ext539

Fax Number:

810-257-3090

* Email:

ffinholm@thelandbank.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-08

* Title:

FY19 GUIDELINES FOR BROWNFIELDS MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY 2019 Multipurpose Grant- Innovation District

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="800,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="840,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: